Officer Report

Application Number:	**HGY/2026/2200**
Application Type:	**Full planning permission**
Address:	9- 20 The Grove, Lynton Road, Hornsey, London, N8 8ST
Proposal:	Improvement works to the building's gutters, including installing insulation within the parapet gutter and a metal cap over the top of the parapet wall.
Case Officer:	Neil McClellan
Valid Date:	03/08/2026
Applicant:	MR Charles Brady
Agent:	Charles Brady

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Improvement works to the building's gutters, including installing insulation within the parapet gutter and a metal cap over the top of the parapet wall.

Site Description

The Grove is a retirement home complex operated by Haringey Council. Built in 1980 it comprises 48 flats arranged in a series of 2-storey blocks located off Lynton Road in Crouch End. This particular application relates to three 2-sorey connected blocks of four 1-bedroom apartments located within the estate.

The site is not with a conservation area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

None relevant to the current application.

REPRESENTATIONS

No representations have been received in response to notification and publicity of the application.

CONSIDERATIONS

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high-quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

This application is one of three (nos, 1-8, 9-20 and 25-49 the Grove) that have been submitted (ref. HGY/2026/2196, HGY/2026/2207 and the subject application) that have been submitted, that between encompass the whole of the Grove retirement complex and seeking planning permission for the refurbishment of the estates gutters which are in a poor state and failing. The works include building up the existing gaps in the parapet above the first-floor window openings with cement board, painted red to match the tonality of the existing exterior brick work. The proposal also involves lining the inside of the gutter with insulation and the installation of a metal capping continuously along the building's entire perimeter parapet wall at a consistent height.

Given the minor nature of the proposed changes, they are not considered to alter the external appearance of the building to any materially significant degree. The proposed works are considered respectful and complimentary of the existing building and acceptable in terms of their impact on the character and appearance of the application property, the wider streetscene or on local, visual amenity.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

Conditions:

1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no

effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2 The development hereby permitted shall be carried out in complete accordance with the following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

5001 - Proposed Elevation A-A;
5002 - Proposed Elevation B-B;
5003 - Proposed Elevation C-C;
5004 - Proposed Elevation D-D; &
CD/H461-100 Rev D - Proposed Gutter Design Detail.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The external materials to be used for the proposed development shall match those indicated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.